



Zoning Committee

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**REQUEST**

Current Zoning: CC (commercial center)  
Proposed Zoning: CC SPA (commercial center, site plan amendment)

**LOCATION**

Approximately 3.58 acres located on the west side Ikea Boulevard and south of University Pointe Boulevard.  
(Council District 4 - Phipps)

**PETITIONER**

Dakota Legacy Group

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *University City Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends office, civic, institutional, retail, and hotel/motel uses, and residential dwellings up to 22 units per acre.

Therefore we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The requested hotel use and the allowed office conversion are consistent with the adopted area plan; and
- The proposed hotel use complements the existing office and retail development, and is an appropriate element in the mix of uses on and around the site in the Belgate Development; and
- The proposed building will use similar exterior materials to those in the development, which will complement the overall intent of the Belgate Development; and
- The new hotel will maintain pedestrian interconnectivity with other buildings in the Belgate Development through an internal sidewalk system, which will connect to the public sidewalks; and
- Architectural standards concerning building materials, windows, street facing doors, and limitations on blank walls are provided.

Motion/Second: McMillan / Nelson

Yeas: Fryday, Majeed, McClung, McMillan, Nelson, Spencer, and Sullivan

Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was no further discussion of this petition.

**Planner**

Sonja Sanders (704) 336-8327